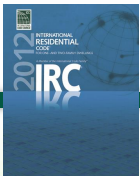


# 2012 IRC Transition from the 2006 IRC

*Based on the 2006 International Residential Code® (IRC®), the 2009 International Residential Code® (IRC®), and the 2012 International Residential Code® (IRC®)*

# Townhomes

State law requires townhome buildings with more than 3 units or if the building contains more than 5,000 square feet (regardless of this number of units) to be sprinkled.



# R302.5.1 – Garage Opening Protection

This section requires doors from the garage into the house to be self closing.

We will recommend that this not be adopted.

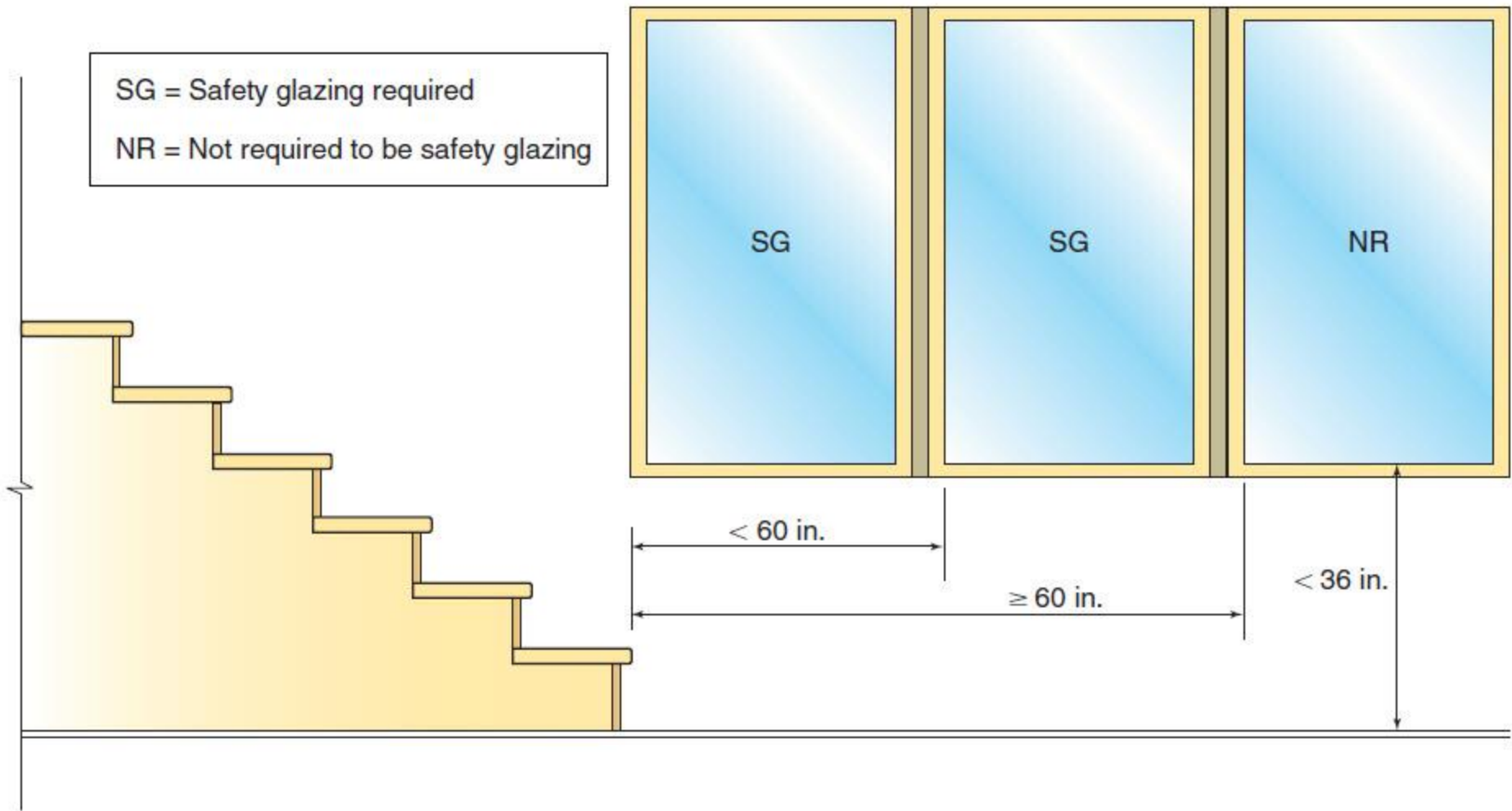
# R308.4.7 – Glazing adjacent to the bottom stair landing

This section has been revised to change the criteria for the hazardous location of glazing installed near the landing at the bottom of a stairway.

- The threshold for the minimum height above the walking surface is revised from 60 inches to 36 inches for determining that the glazing is not in a hazardous location.

SG = Safety glazing required

NR = Not required to be safety glazing



### Glazing adjacent to the bottom landing of a stairway

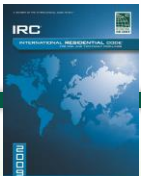
# R310 – Habitable attics and rescue windows required

This section now includes a requirement for habitable attics to have one emergency escape and rescue openings.

Also, R-314 requires habitable attics to have a smoke detector.

Definition: Habitable attic is:

- Occupiable floor more than 70 square feet
- Ceiling height of 7 feet
- Occupied space (living, sleeping, eating or cooking areas) is enclosed by roof assembly above, knee walls (if applicable) and floor/ceiling assembly below.



# Guards

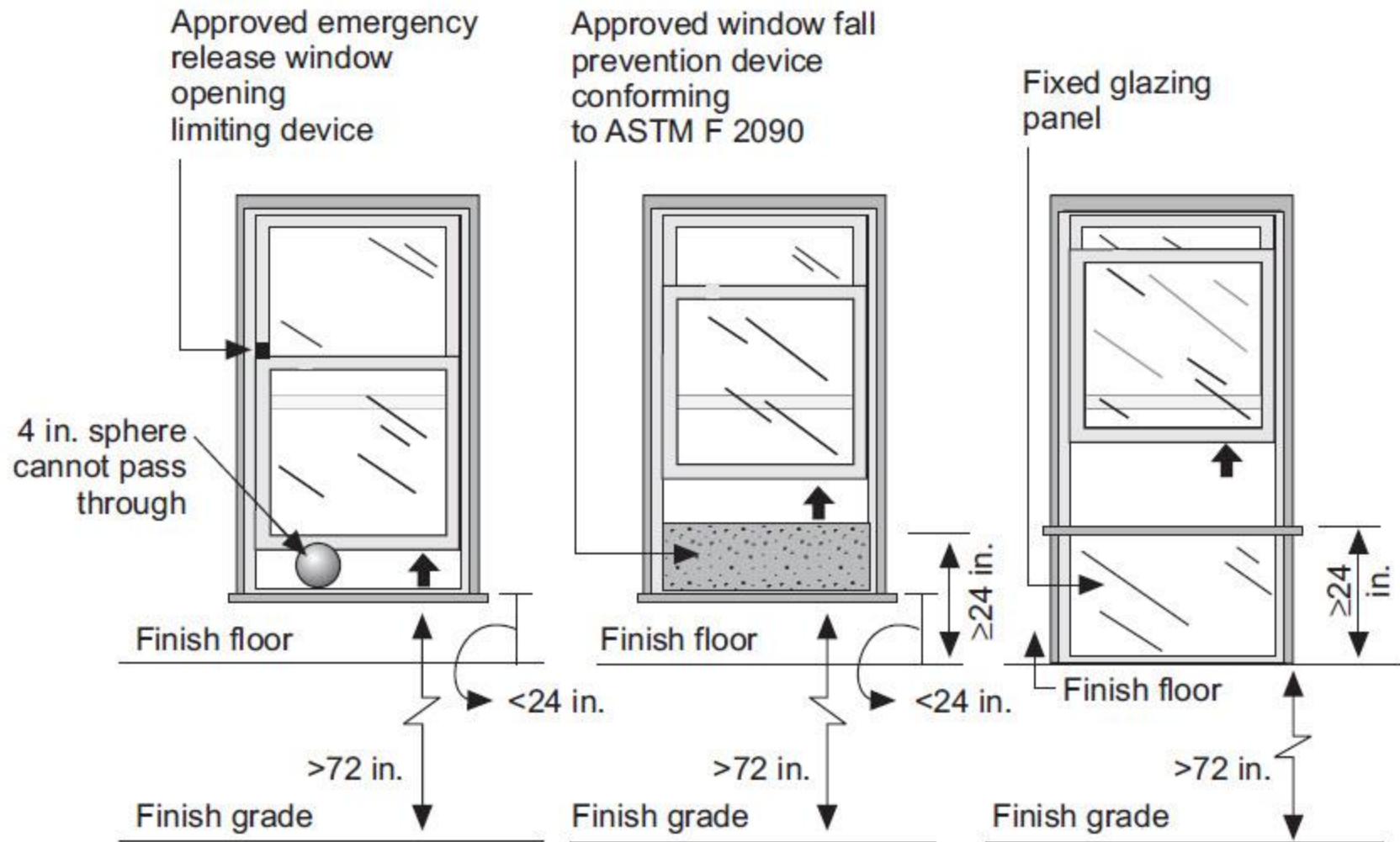
Are required along open sided walking surfaces, including stairs, ramps and landings that are more than 30 inches above floor or grade above at any point within 36 inches measured horizontally.

# R312.2 – Window fall protection (NEW)

This new section has been relocated from Chapter 6 to Chapter 3.

- Window fall protection is consistent with guards and this change intends to assist code users by placing these provisions with the guard provisions.
- This section has been revised to delete the prescriptive criteria for the installation and operation of window opening limiting devices.





For SI: 1 inch = 25.4 mm.

## Window sill height



## **R314.5 – Interconnection (NEW)**

Listed wireless smoke alarms are now specifically approved for satisfying the interconnection requirements for both new and existing dwellings. Wiring is not required to achieve the interconnection of two or more wireless smoke alarms.

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## **R315 – Carbon Monoxide Alarms (NEW)**

Carbon monoxide alarms are now required in all new dwelling units which have fuel-fired appliances or have an attached garage

CO detectors must be installed outside of each separate sleeping area and in the immediate vicinity of the bedrooms. Detectors must comply with UL2034

# R501.3 – Fire protection of floors (NEW)

This section requires all floor assemblies, not required by other sections to be fire rated, to be protected on the underside with 1/2-inch gypsum board, 5/8-inch wood structural panels or the equivalent.

- **There are four exceptions provided that specify where the protection is not required.**
  - When located over sprinkled areas.
  - When located over a crawl space not intended for storage or fuel fired appliances. (Access by standard size crawl space door)
  - The aggregate area of the unprotected area is less than 80 square feet.
  - Wood floor assemblies using dimension lumber or structural composite lumber (LVL's or similar) equal to or greater than 2 inch by 10 inch



# R507 – Deck ledger connection to band joist (NEW)

This section adds a prescriptive method for attaching a deck to the main building.

- Required hot dipped galvanized lag screws or thru bolts with washers or be self supporting.
- Spacing of fasteners is in accordance with Tables R507.2 and R507.2.1



# R602.7 – Headers

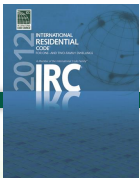
The code now includes prescriptive provisions for single-member headers under limited conditions. The revision to Section R602.7 allows single headers under limited loading conditions to increase the energy efficiency of the dwelling.

Installation of a single header results in a greater thickness of cavity insulation to reduce heat loss through the header in exterior walls.

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Chapters 5 and 6

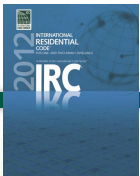
New Span Charts will be adopted.



# Section R807.1 (Amended)

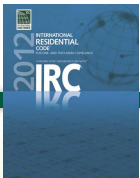
Attics with mechanical equipment must have permanent access either by pull down stair or a permanent ladder.

Opening size is minimum of 22 x 30 inches and large enough to allow removal of the largest appliance.



# R905.2.8.5 – Drip edge

This section adds the requirement for a roof drip edge for asphalt shingles and provides direction for its proper installation.



# Energy Efficiency

Energy efficiency requirements will be as Required by the 2009 International Energy Efficiency Code.

Insulation requirements will stay the same.

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# N1102.4.1 – Building test (NEW)

Blower door and duct blaster test is required.

- Blower door to pass must be 7 ACH or less.
- Duct blaster to pass must be 12 CFH at 0.1 inches water gauge to pass.
- Cannot be performed by the permit holder or employee
- Must be certified by Building Performance Institute, certified duct and envelope tightness verifier and accredited HERS rater.
- Certification letter to be submitted.
- Results to be shown on energy certificate that is attached to the circuit breaker panel

# M1411.3.3 – Appliances, equipment and installation in pans

A new section was added to require portions of appliances that must be supported within the drain pan are corrosion resistant and any insulation or components that could be damaged by water are located above the flood rim level of the pan.



# M1411.6 – Locking access caps

Permits access ports to be secured to prevent unauthorized access by other means besides locking-type caps.

## M1502.4.1 – Material and size

The exhaust duct diameter is specified to be 4 inches in diameter, rather than as required by the clothes dryer's listing and the manufacturer's installation instructions.

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### M1502.4.4.1 – Specified length

The maximum allowable dryer duct length is now 35 feet (consistent with Section G2439.5.5.1).



## **M1502.4.4 and Table M1502.4.4.1 – Dryer Exhaust Duct Fitting Equivalent Length**

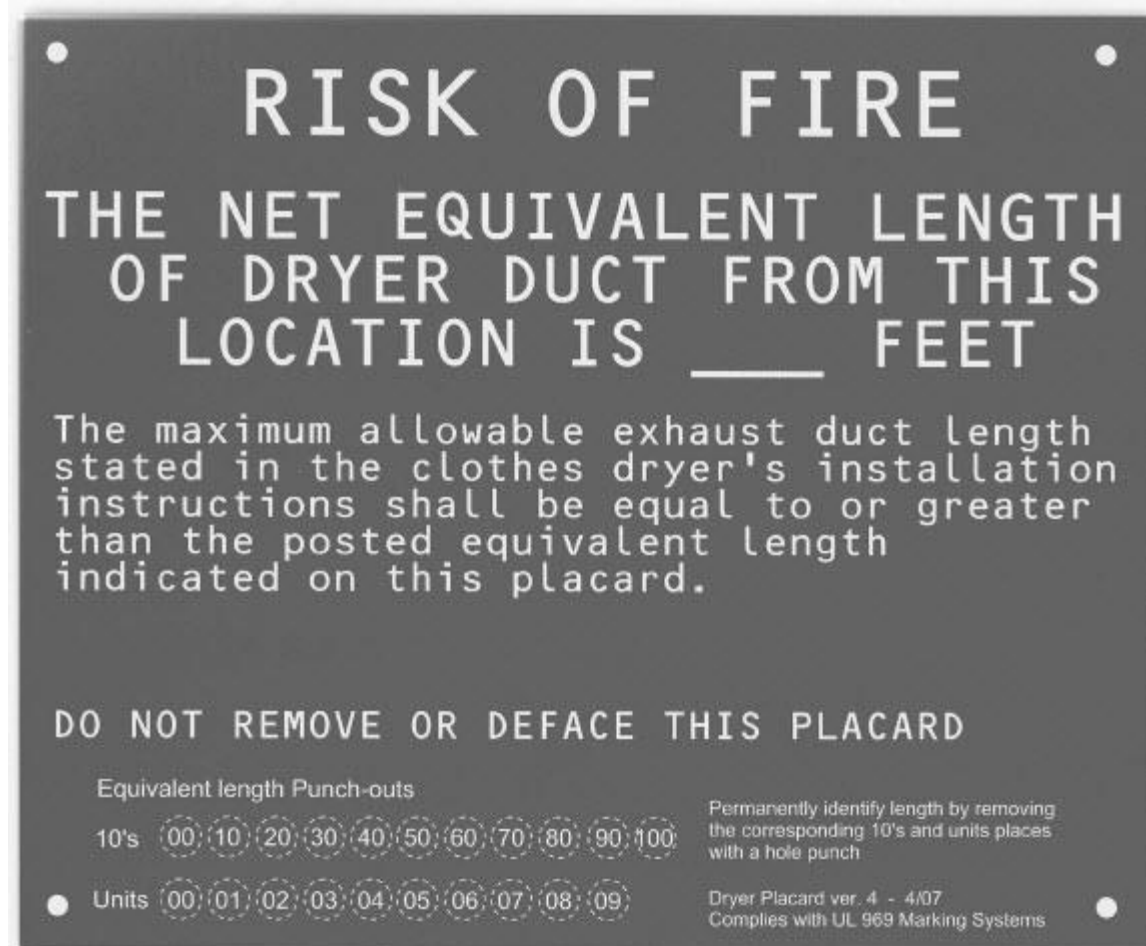
This table replaces the previous length reductions for bends in an exhaust system. It includes longer radius bends which have less reduction requirements. This can result in longer equivalent length duct installations.

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## **M1502.4.5 – Length identification (NEW)**

A new section was added to require a label or tag to provide the equivalent length of the exhaust duct if the duct is concealed within the building construction.





Sample of typical placard to be placed behind all future dryer installation locations  
 Approx. size: 8" x 6" (heavy plastic-like laminate material)  
 Type: .014" poly carbonate label with area for length display to be punched out  
 with typical hole punch and exhibit a paint-resistant laminate coating  
 Permanent pressure-sensitive 3M adhesive and 4 holes 3/32"  
 Provided and installed by HVAC or sheet metal tradesman at trim-out

**Example of a dryer exhaust length label**

## **M1502.4.6 – Exhaust duct required (NEW)**

A new section was added to require an exhaust duct system to be installed during construction where a space for a clothes dryer is provided.

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## **M1502.5 – Protection required (NEW)**

A new section was added to require steel protective shield plates to prevent penetration of the clothes dryer exhaust duct by nails or screws.



# M1507.3 – Whole-house mechanical ventilation system (NEW)

Where a blower door test of the building indicates that the infiltration rate is less than five ACH50, the dwelling must be provided with whole-house mechanical ventilation. Outside air must be brought in in accordance with section M1507.3.



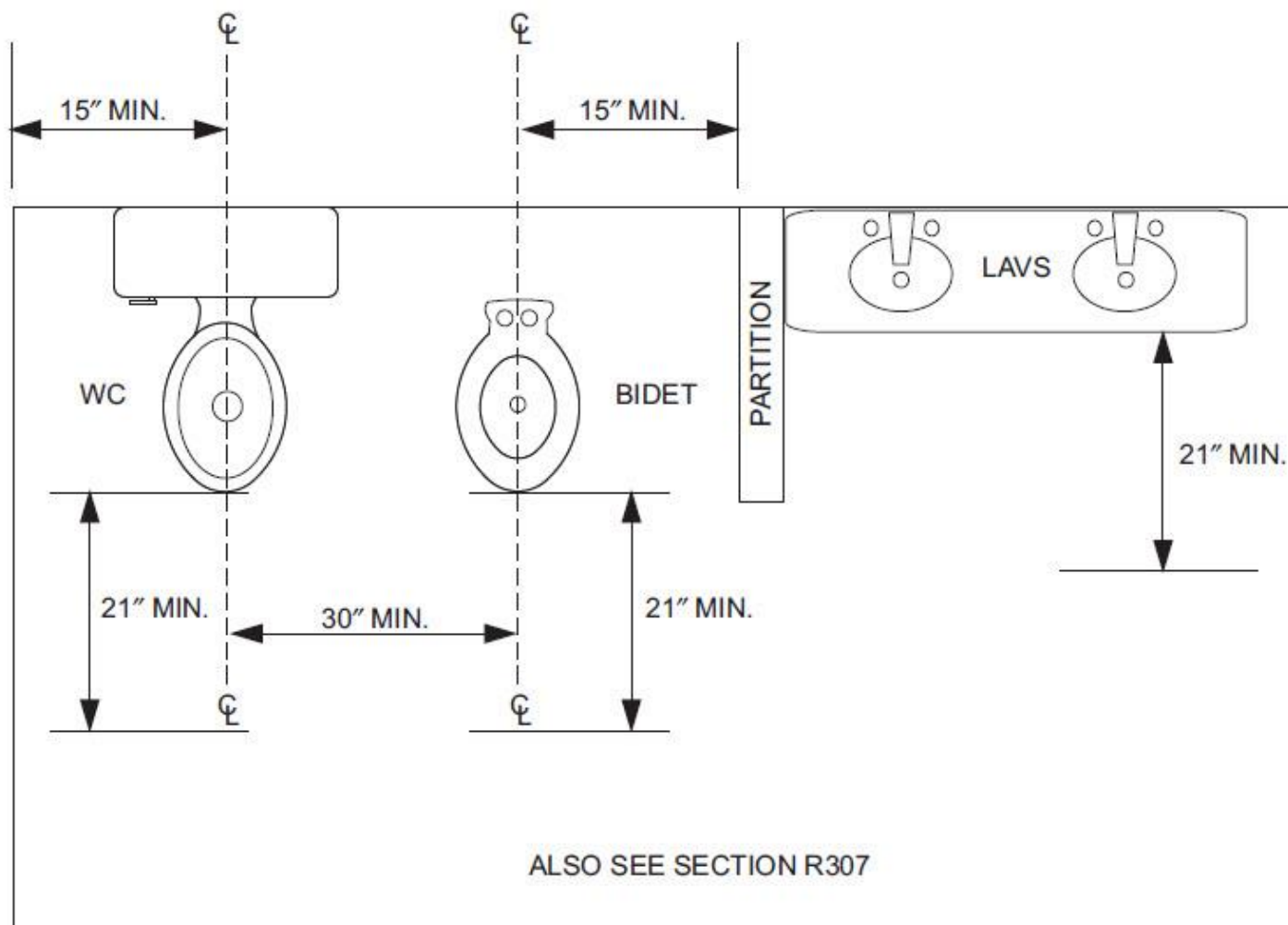
# P2603.4 – Pipes under footings

The requirement for a pipe sleeve or a relieving arch for pipes passing under a footer was removed because the footer acts as the relieving arch for the pipe below.

# M2705.1, Item 5 – General

This section was clarified to specify that water closets, lavatories and bidets cannot be set closer than 15 inches from their center line to any side wall, partition or vanity; nor closer than 30 inches center-to-center between adjacent fixtures.





For SI: 1 inch = 25.4 mm.

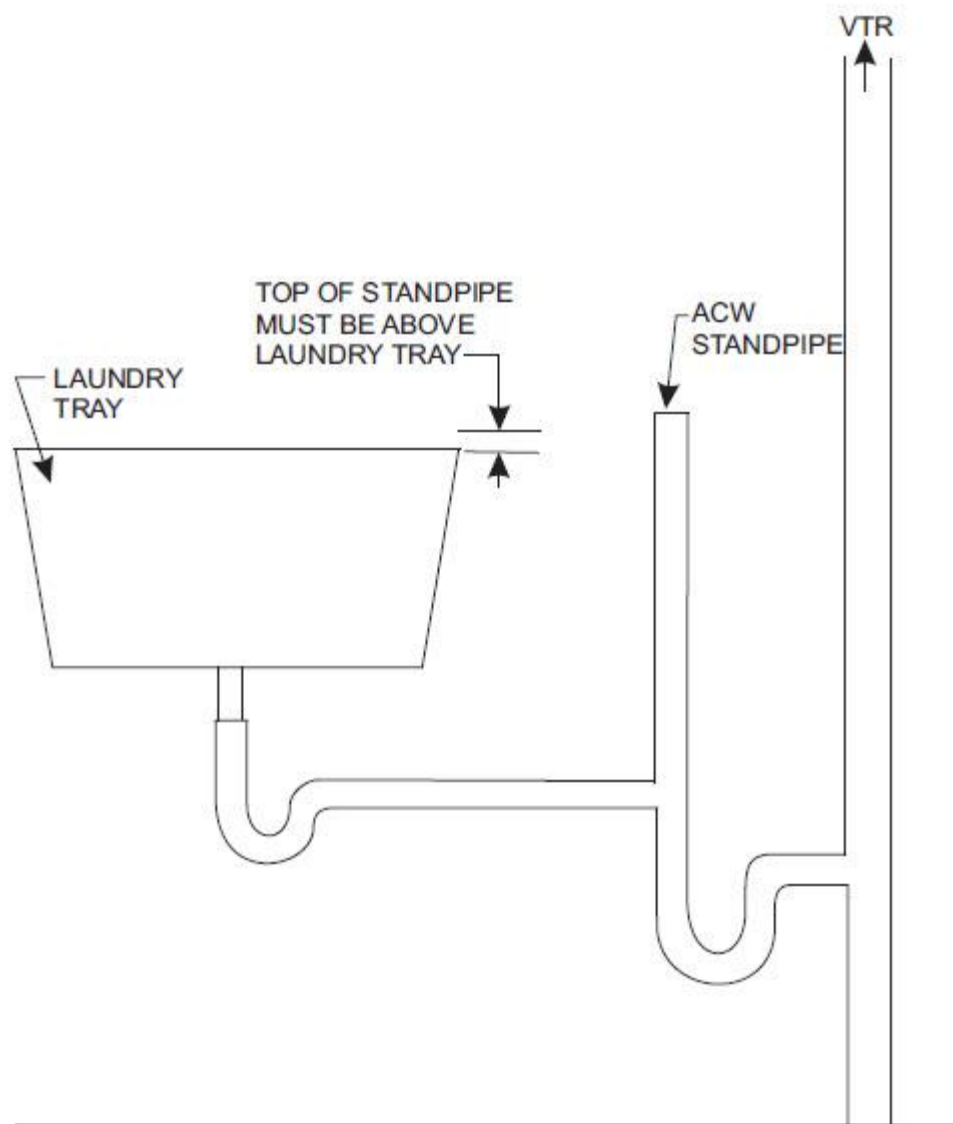
## Fixtures clearances



# M2706.2.1 – Laundry tray connection

A new requirement was added where a laundry tray waste outlet connects an automatic clothes washer standpipe. The top of the clothes washer standpipe must extend above the flood rim level of the laundry tub.



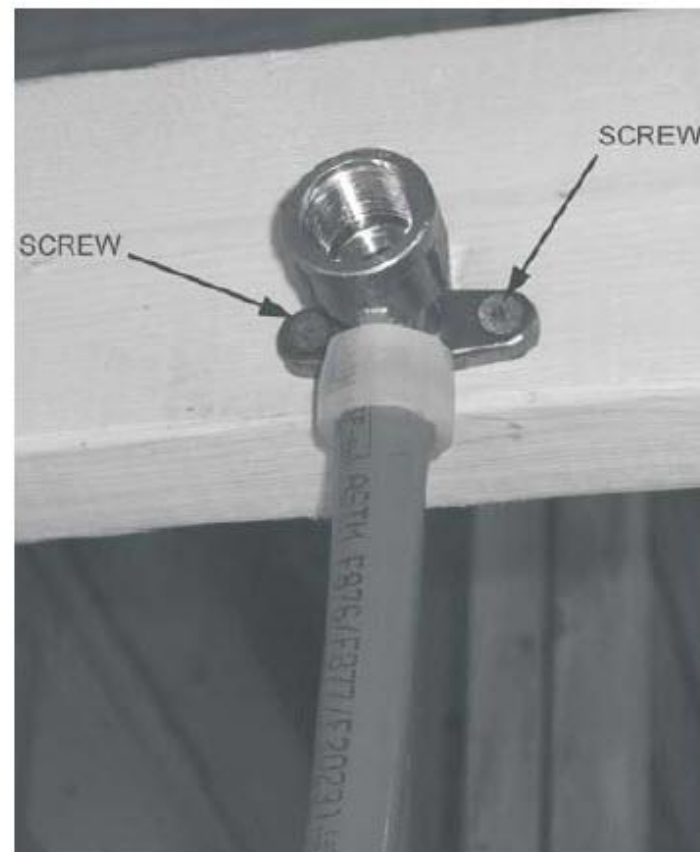
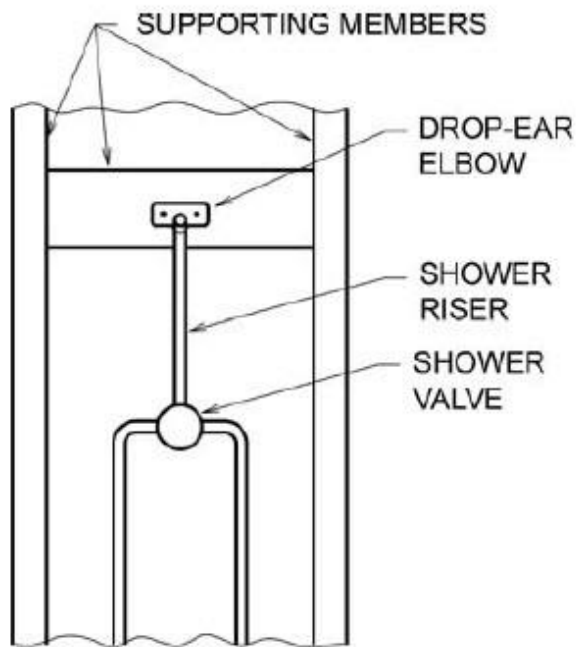


**Laundry tray drain connection to ACW standpipe**

# M2708.2 – Water supply riser

A new requirement was added specifying that shower head risers must be attached to the structure by screws or other support devices specifically designed for such purpose.

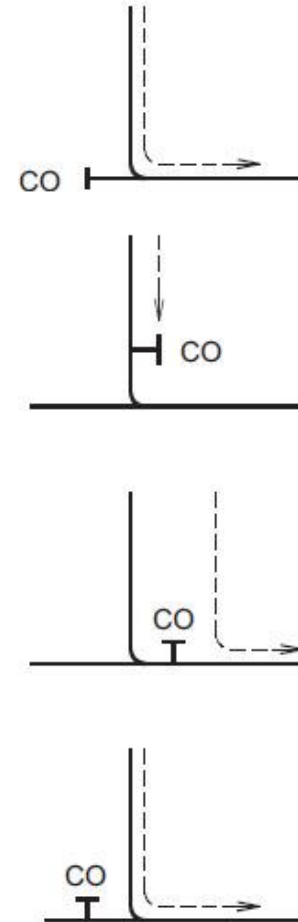




## Securing shower riser

# P3005.2.6 – Base of stacks

This section was revised to clarify that a cleanout must be provided at the base of each soil or waste stack.



Cleanout at base of stack





# Questions and Answers

